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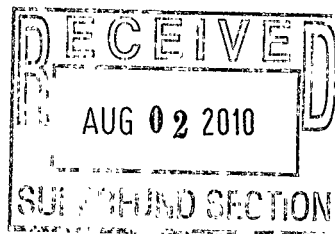
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Division WASTE MANAGEMENT

Section SUPERFUND

Program IHS (IHS)

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SUBSURFACE HYDRAULIC LIFT REMEDIAL INVESTIGATION WORK PLAN

Facility:

REC-LEAD

*Pep Boys Store #150
9415 East Independence Boulevard
Matthews, Mecklenburg County, North Carolina
NCD0002801
N35°17'17.89"/W80°42'55.07"*

Prepared for:

*The Pep Boys – Manny, Moe & Jack
3111 West Allegheny Avenue
Philadelphia, Pennsylvania 19132
Attn: Ms. Tracy Hasson
Director – Environmental & DOT Hazmat Compliance*

July 10, 2010

*Mr. Phillip L. Rahn, P.G.
REC RSM #*

*Edward G. Keebler
Director*

July 10, 2010

Mr. Kim Caulk - NCDENR REC Program
Inactive Hazardous Sites Branch
401 Oberlin Road, Suite 150
Raleigh, North Carolina 27605

Reference: Remedial Investigation Work Plan
Pep Boys Store #150
9415 East Independence Boulevard
Matthews, North Carolina
NCD0002801
Incident # 19514
Waters Edge Project No. R9-02

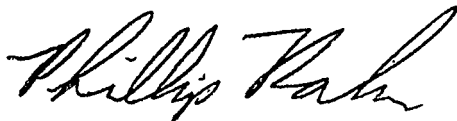
Dear Mr. Caulk:

The EC Group/Waters Edge Environmental LLC is pleased to provide the enclosed *Remedial Investigation Work Plan* that we have prepared for Pep Boys- Manny, Moe, and Jack, Inc.

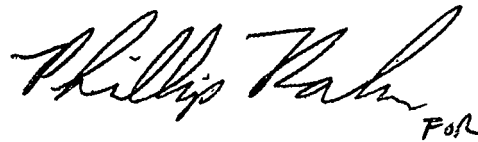
The EC Group/Waters Edge appreciates the opportunity to provide environmental consulting services to you. If you have any questions, please contact us at (919) 859-9987.

Sincerely,

ECS/WATERS EDGE ENVIRONMENTAL, LLC



Phillip L. Rahn, P.G., RSM
09-090/PLR/aht



Ed Keebler - ECG Director

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FIGURES

FIGURE 1:	REGIONAL SITE LOCATION MAP
FIGURE 2:	SITE MAP
FIGURE 3:	SAMPLING LOCATION MAP
FIGURE 4:	1-MILE RADIUS MAP

APPENDIX

APPENDIX A:	SURVEY PLAN AND PROPERTY INFORMATION
APPENDIX B:	LIST OF CONTACTS FOR SENSITIVE RECEPTORS
APPENDIX C:	STANDARD OPERATING PROCEDURES
APPENDIX D:	REC CERTIFICATIONS

Subsurface Hydraulic Lift Remedial Investigation Work Plan

*Pep Boys Store #150
9415 East Independence Boulevard
Matthews, Mecklenburg County, North Carolina*

1. **SITE BACKGROUND INFORMATION/INTRODUCTION (.0306)(G)(1)**

The EC Group, LLC (ECG) was initially engaged by The Pep Boys – Manny, Moe & Jack (Pep Boys) to supervise the removal of a malfunctioning subsurface hydraulic lift unit at Pep Boys Store #150. The store is located at 9415 East Independence Boulevard in Matthews, Mecklenburg County, North Carolina. Figure 1 is a portion of the USGS map quadrangle Matthews, North Carolina indicating the location the subject site (N35017'17.89"/W80042'55.07"). Figure 2 is a site map depicting the major features of the subject site. The subsurface hydraulic lift was located in Service Bay 2 (Bay 2) and was a side-by-side auto lift unit. The initial scope of work included the supervision of the lift removal as well as the performance of a soil investigation and corrective action activities (i.e. removal action) to address the release of hydraulic oil and associated affected soils, which was completed in August/September 1998.

Upon discovery of the release from the hydraulic lift, a 24-Hour Release and UST Leak Reporting Form was submitted to the North Carolina Department of Environment and Natural Resources (NCDENR), Mooresville Regional Office. Immediately after the lift removal, corrective action was implemented to address free product conditions and affected soils. Upon completion of the corrective actions, a site investigation was performed to document the effectiveness of the remedial actions. The site investigation consisted of the collection of six post removal soil samples from the excavation at approximately 8.0 – 8.5 feet below grade surface (bgs). Based on NCDENR UST Guidance documents, soil samples were submitted for analysis for

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MADEP total extractable petroleum hydrocarbons (EPH) and base neutral/acid extractable organic compounds (BNA). EPH were below detection limits (BDL) in five of the six soil samples submitted for analysis and targeted BNA compounds were all BDL. EPH was detected at a concentration of 29.1 milligrams per kilograms (mg/kg) in soil sample SO-6, collected on the west wall of the excavation (see Figure 3). 1,1,2,2-tetrachloroethane (1,1,2,2-TCA) was tentatively identified in three of the six soil samples at concentrations ranging from 0.409 mg/kg (sample SO-6) to 0.480 mg/kg (sample SO-1).

The lift removal and site investigation activities are documented in the ECG report entitled *SUBSURFACE HYDRAULIC LIFT REMOVAL/CORRECTIVE ACTION - 20 DAY REPORT* dated January 9, 2007, submitted by ECG to NCDENR. On April 18, 2007, NCDENR Division of Waste Management, Underground Storage Tank (UST) Section issued a Letter of No Further Action for the petroleum (hydraulic oil) release from the hydraulic lift system.

On September 18, 2008, The Pep Boys received a letter from the NCDENR, Division of Waste Management, Inactive Hazardous Sites Branch (IHSB) indicating that the UST Section had notified them of the detected concentrations of 1,1,2,2-TCA in three of the six post lift removal soil samples. In response to this notification, the IHSB requested the submittal of a Site Cleanup Checklist/Questionnaire for the site. The questionnaire was submitted on behalf of Pep Boys by ECG. Upon review of the questionnaire, the IHSB determined that the site should be addressed through the Registered Environmental Consultant (REC) Program. Subsequently, Pep Boys applied for entry into the REC Program, with the Administrative Agreement to cleanup the site. Based on current REC Guidance, ECG is utilizing Waters Edge Environmental as a REC certified consulting firm and Mr. Phillip Rahn

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P.G. as a certified REC Registered Site Manager (RSM). Both firms hereby present an RI Work Plan (Work Plan) to provide a site description, site history, proposed methods of investigation and schedule to complete these work tasks.

2. **WASTE MANAGEMENT INFORMATION/HYDRAULIC LIFT DESCRIPTION (.0306)(G)(2)**

The following is a description of the lift system removed at the subject site:

Lift Manufacturer:	Rotary Lift Company
Lift Model:	Side-by-Side Auto Lift (DT028H)
Lift Type:	Subsurface
Operational Fluid:	Petroleum Based Hydraulic Oils
Piping Construction:	Single Wall Steel
Age:	Unknown
Location:	Bay 2 (See Figure 2)

3. **TOPOGRAPHIC MAP (.0306)(G)(3)**

A topographic map of the site and surrounding 1-mile radius is included as Figure 4. The site is located in the USGS, "Matthews, N.C", 7.5-minute series quadrangle.

4. **SURVEYED PLAT (.0306)(G)(4)**

A plat of the site and property information found in the Mecklenburg County GIS site is located in Appendix A.

**5. REGIONAL AND LOCAL GEOLOGIC AND HYDROGEOLOGIC
CONDITIONS (.0306)(G)(5)**

The site is essentially level with a slight (10') grade increase along the northern property boundary. The subject property is at the same approximate topographic gradient as the surrounding properties. The topography of the area is best described as gently and gradually undulating. The elevation of the subject property is consistent with surrounding properties in all directions. According to the United States Geological Survey (USGS) Mint Hill, North Carolina 7.5 Minute Series topographic map, the Subject's topographic elevation is approximately 688' above mean sea level (msl). There are no surface water bodies on the subject property. Based on the USGS Quadrangle Map, the nearest surface water body to the subject site is an unnamed creek located approximately 500 feet southwest of the site.

According to the Soil Survey of Mecklenburg County, North Carolina, provided by the Online Web Soils Survey (undated), and issued by the United States Department of Agriculture, Soil Conservation Service, the soils of the area are referred to as Enon sandy loam soil series. Enon series soils consist of very deep, well drained and mildly permeable soils on ridges and side slopes of the Piedmont Uplands. Depth to groundwater is generally greater than 5 feet and depth to bedrock is greater than 5 feet.

There are no predominant geological surface features such as rock outcroppings on the subject site. The subject site is located within the Piedmont Physiographic province and is underlain by metamorphosed granitic rocks. Soils of the Piedmont are primarily Ultisols and Alfisols. Soils formed on gneiss, schist, amphibolite, metasedimentary rocks, and metavolcanic rocks of the Inner Piedmont belt, Charlotte belt, and Carolina Slate Belt are sandy and silty loams with firm red clay subsoils that have low to moderate permeability.

Under natural, undisturbed conditions, shallow groundwater flow generally mimics the topography of the land surface and, on this basis; the topography suggests that groundwater flow across the site is in a southeasterly direction. However, localized

conditions can alter flow direction and thus the presumed flow may not coincide with the actual flow in the subject area. Based on previous subsurface investigations conducted on the subject site, shallow groundwater in the vicinity of the site is greater the 45 feet bgs.

6. SOURCES OF POTABLE WATER (.0306)(G)(6)

Based on information on the Mecklenburg County Well Information System, discussions with Charlotte/Mecklenburg County Municipal Utilities and a review of published documents, no wells, springs or surface water intakes exist within a 0.5 mile radius of the subject site. The area is served by municipal water.

7. ENVIRONMENTALLY SENSITIVE AREAS (.0306)(G)(7)

Pursuant to the Inactive Hazardous Site Program *Guidelines for Assessment and Cleanup* (October 2009), ECG and Waters Edge evaluated the Site and adjacent properties for the existence of environmentally sensitive areas listed in Appendix B of the Guidelines by contacting applicable agencies and offices. Additional information was also obtained for the Site Cleanup Questionnaire and obtained for a Limited Site Assessment for the UST release in 1998. Results indicate that there are no environmentally sensitive areas, terrestrial ecological receptors or any areas of stressed vegetation or wildlife existing on the subject property or surrounding properties. There was one response from Ms. Melanie Williams (NCDENR Division of Water Quality) indicating that the site has indirect drainage to McAlpine Creek which is on the 303d list (Index #11-137-9, Waterbody 30834). This creek is impaired for Fecal Coliform, NH_3 , and sediment from non-point sources and is listed as a low priority on the 303d list. This creek is over 1.5 miles north/northwest of the subject site with groundwater flow being to the south/southeast. As such, we conclude that there is really no pathway from the subject site to McAlpine Creek. We have included the listings in Appendix B.

8. PROPERTY DEED AND OWNERSHIP (.0306)(G)(8)

According to the Mecklenburg County Register of Deed Office, the parcel is owned by The Pep Boys – Manny, Moe & Jack of Philadelphia, Pennsylvania since October 3, 1988.

Aerial photographs and historic topographic maps document that the subject site was vacant land until development of the site by Pep Boys in 1989. Since development of the site in 1989, Pep Boys has continuously operated at the site.

9. OPERATIONAL HISTORY (.0306)(G)(9-10)

The subject site has been an operating automotive retail and repair facility since it was first constructed in 1989. Wastes generated include used motor oil, used antifreeze, oily water and used oil filters. Wastes are picked up on a routine schedule by FCC Environmental, Inc. located in Concord, North Carolina. Liquid waste materials are stored in aboveground storage tanks (ASTs) and oil filters are stored in 55-gallon drums. The Pep Boys facility is a conditionally exempt small quantity generator (EPA ID # NCD986188274) with no reported violations. The Pep Boys facility is identified as an "Active" leaking underground storage tank (LUST) incident resulting from contamination discovered during removal of two (2) waste oil USTs from the site in 1998. This incident is identified as a "low" risk site by the NCDENR, and they issued a no further action (NFA) correspondence. This is further detailed in Section 12.

The retail portion of Pep Boys stocks various sized automotive maintenance chemicals on the shelves for retail sales as well as in the rear stock room. These chemicals include anti-freeze, engine cleaners, brake and transmission fluids, parts degreasers, concentrated detergents and car waxes. The containers range in size from under 12 ounces to 1 gallon. Quarts of motor oil are also stored on the retail area's shelves and within the stock room. Lead acid car

batteries for retail sale are stored in the rear stock room. The service area stores fluids utilized in the maintenance of automobiles and the shop area in double-walled ASTs. These fluids include virgin motor oil, used motor oil, used anti-freeze and oily water (from the floor scrubber system).

10. HISTORICAL USE OF HAZARDOUS SUBSTANCES (.0306)(G)(11)

This is reviewed in Section 9.

11. ENVIRONMENTAL PERMITS HISTORY (.0306)(G)(12)

This is also discussed in Section 9.

12. SUMMARY OF ENVIRONMENTAL INVESTIGATIONS (.0306)(G)(13)

Following is a summary of previous and/or ongoing environmental investigations associated with the subject site.

- *UST Closure/Remedial Action Report NCDENR 20-Day Report*, prepared by ECG on behalf of Pep Boys, dated September 10, 1998. This report details the removal of two registered 550-gallon waste oil USTs and closure of the sand trap and oil/water separator system. In addition, the service bay floor drains were sealed during this project. Free product was observed during the tank removal operation indicating a release from one or both of the waste oil USTs. Remedial action included removal of impacted soil and UST backfill material and pumping of free product from water which accumulated within the excavation. Soil samples were collected in the tank pit and from the excavated soil pile and were analyzed for volatile organic compounds (VOCs), PCBs and pesticides, chromium and lead. Laboratory results from the soil samples indicated no constituent levels that exceeded NCDENR soil clean up levels with the exception of naphthalene which was reported in two samples above NCDENR soil-to-groundwater standards, but below the residential and industrial/commercial direct contact cleanup

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criteria. The 20-Day report recommendations included a soil and groundwater investigation to determine the extent of the release and the level of risk posed by the release.

- *Limited Site Assessment Report, Pollution Incident No. 19514*, prepared by ECG on behalf of Pep Boys, dated September 1, 1999. This report details the installation of two monitoring wells, one well (MW-1) located within the former waste oil UST excavation and one well (MW-2) located external of the excavation in a topographic downgradient direction. Water was encountered within MW-1 at a depth of 2.52 feet and 6.5 feet during two rounds of groundwater sampling. Dry soils were encountered to a depth of approximately 48 feet bgs during the installation of MW-2, documenting that the water contained in the former waste oil UST excavation was potentially perched water resulting from the surrounding native clayey soils and the more permeable UST backfill material encountered during the project. Groundwater did ultimately appear in MW-2 at 49-50' bgs. MW-1 was sampled three times, with groundwater extraction via vacuum truck event between the initial and subsequent sampling events. A review of the analytical data from MW-1 indicates that benzene, ethylbenzene, vinyl chloride and naphthalene were detected in April 1999 and May 1999 at concentrations in excess of the NCDENR Groundwater Quality Standard (GQS). Benzene and vinyl chloride were detected in the July 1999 sample at concentrations in excess of the NCDENR GQS. Benzene concentrations decreased from 0.037 mg/L in the April and May 1999 sampling events to 0.014 mg/L in the July 1999 event. Vinyl chloride concentrations decreased from 0.068 mg/L in the April 1999 event to 0.019 mg/L in the July 1999 event. Naphthalene and ethylbenzene concentrations decreased to below the NCDENR GQS in the July 1999 event. A review of the analytical data for MW-2 reveals

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benzene detected in the May 1999 sample at a concentration of 0.0019 mg/L, which exceeds the GQS. However, benzene was BDL in the July 1999 sample. No other compounds were detected in either the May or July 1999 samples above the GQS. ECG recommended additional removal of water from MW-1 in an attempt to completely dewater the excavation area, and collection of an additional sample from MW-1 if ample water was available. No additional groundwater investigation was recommended in that the water in MW-1 is considered perched water and not representative of groundwater conditions.

- *Limited Site Assessment Report Addendum, Pollution Incident No. 19514*, prepared by ECG on behalf of Pep Boys, dated January 20, 2000. This report indicated MW-1 was re-sampled and benzene and vinyl chloride levels had been reduced compared to the previous sampling round; however, they were still above the North Carolina GQS. The results were within 10 times the GQS; therefore, consistent with NCDENR UST guidance, no further groundwater investigation at the site was recommended (again, see comment above that ECG/Waters Edge does not consider the water in MW-1 to represent groundwater conditions).
- *Subsurface Hydraulic Lift Removal/Correction Action, 20-Day Report*, prepared by ECG on behalf of Pep Boys, dated January 9, 2007. This report documents environmental evaluation of the removal operation for a hydraulic lift removed from Bay 2 of the subject site. Free product and stained soils were removed from the lift pit and soils samples were collected for the pit walls. No petroleum related constituents were detected above NCDENR soil cleanup levels. No groundwater or wet soils were encountered during the excavation, and the report recommended no further action with respect to the release of hydraulic oil from the former lift. In

response to this report, the NCDENR UST Section issued a No Further Action Letter for the petroleum release on April 18, 2007. Based on the detected concentrations of 1,1,2,2-TCA in three of the six post lift removal soil samples (SO-1, SO-3 and SO-6- see Figure 3) above the IHSB Soil Remediation Goal (SRG) for protection of groundwater at 0.000953 mg/kg, the UST Branch referred the case to the IHSB. We would add that the IHSB SRG has been modified in January 2010 and is now 0.0012 mg/kg; however, all three previous samples discussed still exceed this current 1,1,2,2-TCA SRG.

13. PROPOSED ADDITIONAL INVESTIGATION PROCEDURES

The site investigation conducted after the removal of the hydraulic lift identified 1,1,2,2-TCA concentrations of 0.480 milligrams per kilogram (mg/kg), 0.447 mg/kg, 0.409 mg/kg in soil samples SO-1 South Wall, SO-3 East Wall and SO-6 West Wall at approximately 8.0 to 8.5' bgs respectively. These 1,1,2,2-TCA concentrations are above the IHSB SRG threshold for protection of groundwater at 0.000953 mg/kg. This data represents a gap which will be addressed in this RI Work Plan. In order to vertically and horizontally delineate the extent of the identified contamination, ECG/Waters Edge proposes to install a total of six soil borings. Three of the borings will be installed in the location of soil samples SO-1, SO-3 and SO-6. Three borings shall be installed approximately 5 feet to the south, east and west of the location of soil samples SO-1, SO-3 and SO-6. Proposed boring locations are depicted on Figure 3. All borings shall be advanced to a total depth of 20 feet bgs. Soil samples shall be collected continuously beginning at 8.0 feet bgs to borehole termination. Soil samples shall be screened in the field for volatile organic vapors utilizing a photo ionization detector (PID). One soil sample from each borehole, collected at the 10.0 feet bgs depth interval shall

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Pep Boys Store #150
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Matthews, Mecklenburg County, North Carolina
July 10, 2010

be submitted for analysis for VOCs plus TICs, BNAs plus TICs, Chromium, and Lead. A minimum of one additional soil sample from each borehole collected from a depth greater than 10.0 feet bgs shall be selected, based on visual observations and/or PID reading, for submittal to the laboratory for conditional analysis. Selection of deeper soils samples for analysis shall be based on the results of the 10.0 feet bgs soil sample results. Additionally, a background sample will be collected and analyzed for chromium and lead.

Soil samples shall be collected from in-situ soils from approximately 8.0 feet bgs to borehole termination utilizing a GeoProbe® direct push sampling unit with 4-foot macro-core sleeves. Soil samples for laboratory analysis shall be collected directly from the macro-cores utilizing dedicated, pre-cleaned stainless steel scoops and dedicated coring devices and immediately transferred into sample containers. Soil sample containers shall be laboratory provided and consist of 250-milliliter clear wide mouth jars and 40-milliliter clear vials with Teflon® lined lids containing methanol or sodium bisulfate. All soil samples will be transported directly to the laboratory in ice packed coolers under Chain of Custody documentation.

Soil cuttings from the boreholes shall be containerized on-site in 55-gallon drums for future off site disposal in compliance with State and Federal regulations.

Upon receipt of laboratory analysis, ECG/Waters Edge shall generate a Remedial Investigation Report documenting the results of the RI activities. The report shall include a technical overview, summary of soil laboratory results in tabular form and comparisons to regulatory levels, soil logs, site diagrams indicating borehole/sampling locations and conclusions and recommendations for additional actions, as necessary.

14. QUALITY ASSURANCE PROGRAM (.0306)(G)(16)

The Quality Assurance (QA) Program for soil sampling will consist of collecting one duplicate sample per field day and will be conducted according to the procedures described in Section A.6. of the REC guidance document.

The QA Program used for groundwater sampling will consist of collecting a minimum of one duplicate sample, one travel blank and one field blank per field day, consistent with REC guidance. The definition of each of these terms follows.

Travel blanks are defined as distilled and de-ionized, analyte-free water that is supplied by the laboratory in the appropriate sample container, treated (if preservatives are used), and handled in the same manner as the samples. The travel blanks can be indicators of any contamination that may have occurred in transport or in the laboratory.

Duplicate samples are defined as multiple samples that are identical. These samples must be collected at the same time, from exactly the same location, using the same sampling apparatus. Also, these samples should be collected in identical containers that have been similarly prepared and filled to the same volume. Duplicate samples are preserved and handled in the same manner as field samples. One duplicate sample will be collected per field day per sample medium as described in Section A.6 of the REC guidance document.

Field blanks are defined as distilled and de-ionized, analyte-free water that is collected in the field, containerized, treated (if preservatives are used), and handled in the same manner as other samples. The field blanks can be indicators of any atmospheric or sampling equipment contamination that may be present.

**15. PROPOSED ANALYTICAL METHODS AND PARAMETERS
(.0306)(G)(17)**

The soil and groundwater samples will be analyzed by the following analytical methods:

- VOCs - SW-846 Method 8260B
- BNAs - SW-846 Method 8270
- Inorganics- EPA 200.7

All samples will be analyzed for VOCs plus 10 highest tentatively identified compounds (TICs) and BNAs plus 10 highest TICs to comply with a more completed REC-compliant suite of analytical parameters to satisfy Section A.1.7 of the Guidelines. Due to our knowledge of past operations, we do not recommend sampling the media for the remainder of the priority pollutant metals (other than chromium and lead), pesticides, PCBs, dioxins, cyanide or formaldehyde (Section A.7.1.1(3)).

16. CONTACT NAMES FOR FUTURE WORK

Below we have included contact names, addresses and telephone numbers for the principal consultants and laboratory as follows:

- Consultants

Mr. Edward Keebler, Director
The EC Group
201 East Orchard Street
Hammonton, NJ 08037
609.704.9990

Mr. Phillip Rahn, RSM
Waters Edge Environmental
4901 Waters Edge Drive, Suite 201
Raleigh, NC 27606
919.859.9987

- Laboratory

REC Company- Waters Edge

Test America
2960 Foster Creighton Drive
Nashville, TN 37204
615.726.0177
NC Certification #387

**17. EQUIPMENT AND PERSONNEL DECONTAMINATION PROCEDURES
(.0306)(G)(18)**

Equipment used during the installation of the soil borings (e.g., hand auger or Geoprobe) will be decontaminated prior to soil boring installation activities, between soil boring installations, and prior to leaving the site. We have included a procedures section in Appendix C.

18. HEALTH AND SAFETY PLAN (.0306)(G)(19)

A standard petroleum health and safety plan will be utilized at the site for the protection of the workers and surrounding community.

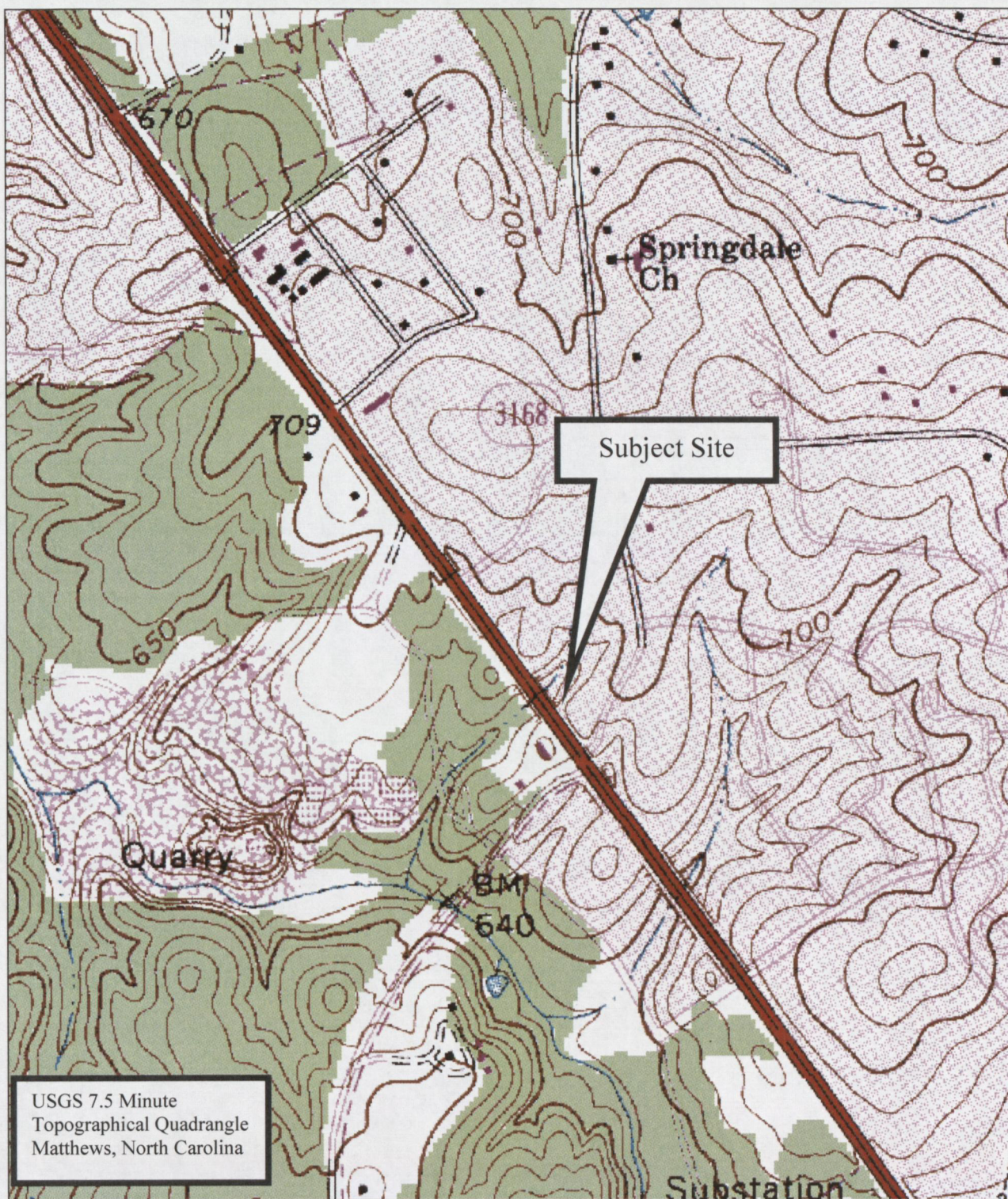
19. SCHEDULE

We would anticipate the following schedule:

- Field Work - 2 Working Days
- Laboratory Analysis - 10 Working Days
- Report Preparation - 10 Working Days



20. CERTIFICATION

The requisite certification statements are contained in Appendix D.

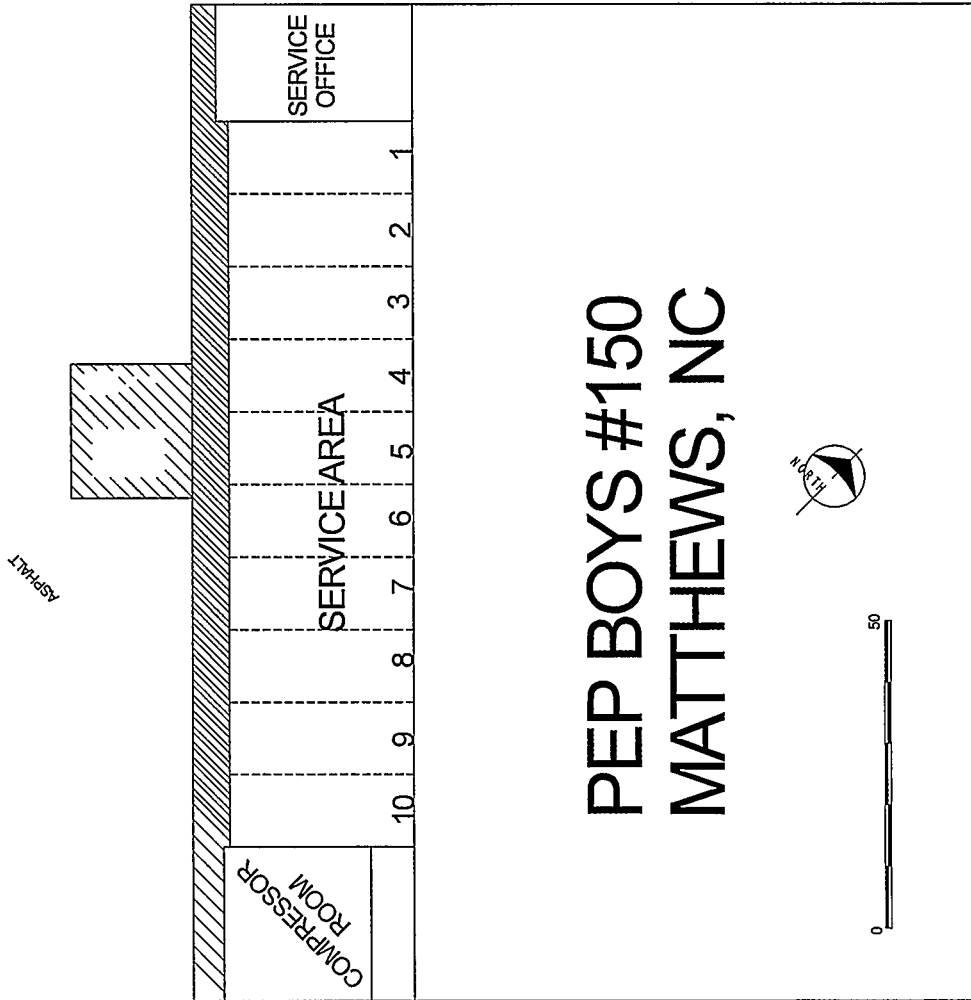


Hammonton, New Jersey
609-704-9990


Figure 1: Regional Site Location Map

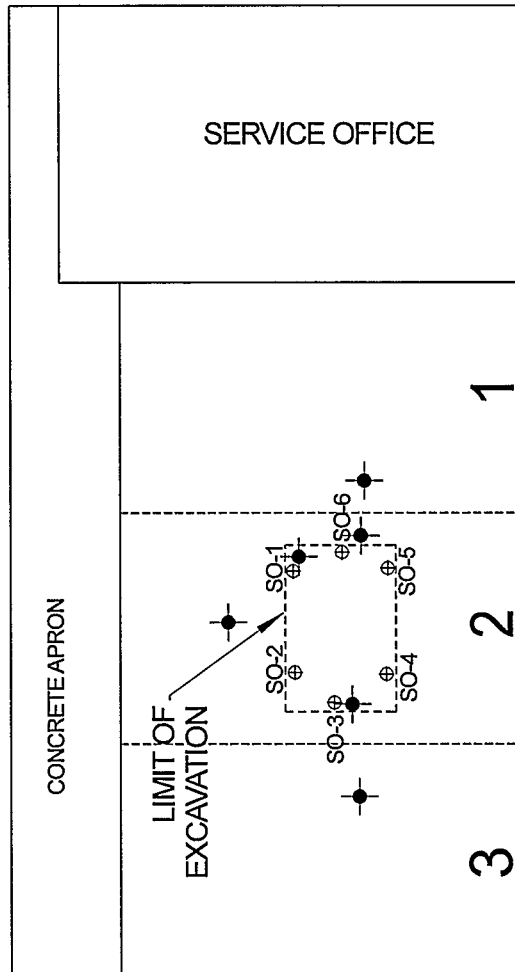
 Project North	Pep Boys #150 9415 E. Independence Boulevard Matthews, North Carolina	 Magnetic North
Prepared by: EGK		Scale: 1:24,000 Date: 11/25/08

INDEPENDENCE BOULEVARD

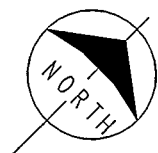


Hammonton, New Jersey
609-704-9990

Figure 2: SITE MAP		
	Project Name	Peo Boys Store #150 1951 E. Independence Blvd Matthews, North Carolina
	Prepared by: EGK	
Scale: 1" = 30'		Date: 01/08/07



- ⊕ Site Investigation Soil Sample
- Proposed Soil Boring



Hammononton, New Jersey
609-704-9990

Figure 3: Sample Location Map	
Project North ↑	Pep Boys Store #150 1951 E. Independence Blvd Mathews, North Carolina
Prepared by: EGK	
Scale: 1" = 10'	
Date: 01/08/07	





Photograph Courtesy of
Mecklenburg County GIS



Author		Drawing	Layers	Date	Title
Job No.		Revision	Figure	Scale	Project
R9-02			4	unknown	1-Mile Radius Map Pep Boys #150 Matthews, North Carolina






Mecklenburg County, North Carolina POLARIS Parcel Ownership and GIS Summary <i>Date and Time: 7/29/2010 11:01:36 AM</i>	
Parcel ID #: 19319208 GIS ID #: 19319208	
Owner Name:	EAST INDEPENDENCE PROP AND % DR FLETCHER KEITH
Mailing Address:	4016 TRIANGLE DR CHARLOTTE, NC 28208
Property Characteristics	
Legal Desc.:	L7B M22-965 9512 NORTHEAST CT
Land Area:	22651 SF
Fire District:	17-MATTHEWS / MORNING STAR
Special District:	FIRE SERVICE E
Account Type:	PARTNERSHIP
Municipality:	5-MATTHEWS
Property Use:	WAREHOUSE
Deed Reference(s) and Sales Price	
06192-525 (1/18/1990) \$290,000.00	
Situs Addresses Tied to This Parcel	
9512 NORTHEAST CT	
Site Location Information	
Zoning Boundaries:	Contact Appropriate Planning Department or See Map.
ETJ Area: MATTHEWS	
Charlotte Historic Districts: NO	
Within Charlotte 6/30/2009 Annexation Area: NO	
Census Tract #: 57.08	
Parcel Falls Inside a Water Quality Buffer?: NO	
Post Construction District	
Jurisdiction:	Matthews
District:	Catawba
FEMA Flood Information	
FEMA Panel #:	3710458000J
FEMA Flood Zone:	OUT
FEMA Panel Date:	03/02/2009
Community Flood Information	
Community Flood Zone:	OUT
Regulated Watershed Information	
Watershed Name:	McALPINE
Watershed Class:	
Building Photography	
PHOTO #1 Location: 9512 NORTHEAST CT	
	
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Mecklenburg County, North Carolina POLARIS Parcel Ownership and GIS Summary Date and Time: 7/29/2010 11:03:43 AM	
Parcel ID #: 19319207 GIS ID #: 19319207	
Owner Name:	WESTERN AUTO SUPPLY CO AND % ADVANCE AUTO PARTS
Mailing Address:	PO BOX 2710 ROANOKE, VA 24001
Property Characteristics	
Legal Desc.:	L6 M22-683
Land Area:	1.65AC
Fire District:	17-MATTHEWS / MORNING STAR
Special District:	FIRE SERVICE E
Account Type:	NON-NC CORP
Municipality:	5-MATTHEWS
Property Use:	COMMERCIAL
Deed Reference(s) and Sales Price	
05803-267 (7/1/1988) \$450,000.00	
Situs Addresses Tied to This Parcel	
9507 E INDEPENDENCE BV	
Site Location Information	
Zoning Boundaries:	Contact Appropriate Planning Department or See Map.
ETJ Area: MATTHEWS	
Charlotte Historic Districts: NO	
Within Charlotte 6/30/2009 Annexation Area: NO	
Census Tract #: 57.08	
Parcel Falls Inside a Water Quality Buffer?: YES	
Post Construction District	
Jurisdiction:	Matthews
District:	Catawba
FEMA Flood Information	
FEMA Panel #:	3710458000J
FEMA Flood Zone:	OUT
FEMA Panel Date:	03/02/2009
Community Flood Information	
Community Flood Zone:	OUT
Regulated Watershed Information	
Watershed Name:	McALPINE
Watershed Class:	
Building Photography	
PHOTO #1	
Location: 9507 E INDEPENDENCE BV	
	
19319207 001	
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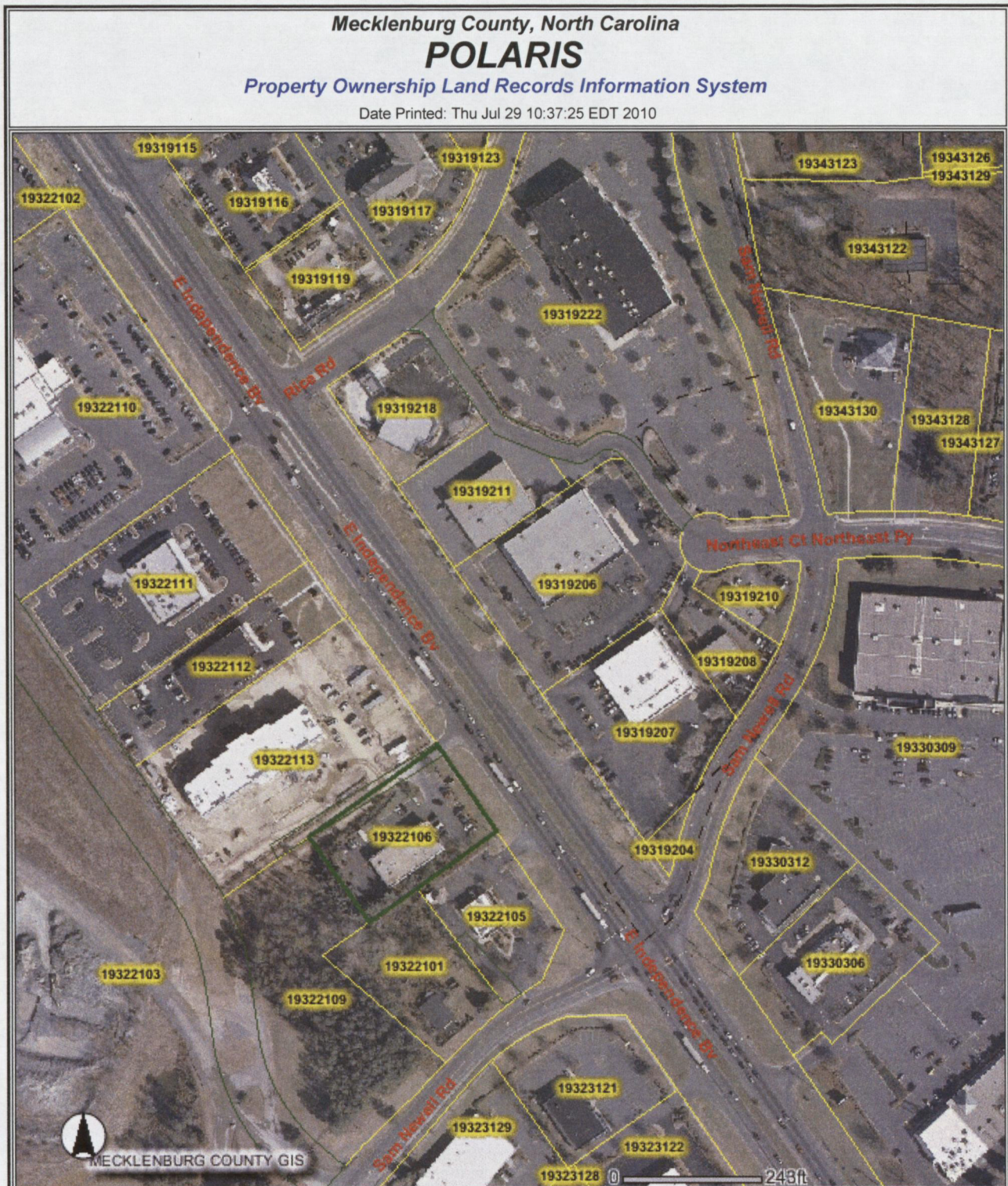
Mecklenburg County, North Carolina POLARIS Parcel Ownership and GIS Summary Date and Time: 7/29/2010 11:06:53 AM	
Parcel ID #: 19322112 GIS ID #: 19322112	
Owner Name:	LLC CMC ACQUISITION COMPANY A AND C/O DAVE E PARSONS
Mailing Address:	6600 AAA DR CHARLOTTE, NC 28212
Property Characteristics	
Legal Desc.:	L2 M49-963
Land Area:	1.236AC
Fire District:	17-MATTHEWS / MORNING STAR
Special District:	FIRE SERVICE E
Account Type:	NC CORP
Municipality:	5-MATTHEWS
Property Use:	COMMERCIAL
Deed Reference(s) and Sales Price	
23857-083 (6/12/2008) \$935,000.00	
16632-341 (12/31/2003) \$0.00	
Situs Addresses Tied to This Parcel	
E INDEPENDENCE BV	
Site Location Information	
Zoning Boundaries:	Contact Appropriate Planning Department or See Map.
ETJ Area: MATTHEWS	
Charlotte Historic Districts: NO	
Within Charlotte 6/30/2009 Annexation Area: NO	
Census Tract #: 58.12	
Parcel Falls Inside a Water Quality Buffer?: NO	
Post Construction District	
Jurisdiction:	Matthews
District:	Catawba
FEMA Flood Information	
FEMA Panel #:	3710458000J
FEMA Flood Zone:	OUT
FEMA Panel Date:	03/02/2009
Community Flood Information	
Community Flood Zone:	OUT
Regulated Watershed Information	
Watershed Name:	McALPINE
Watershed Class:	
Powered by 	
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Mecklenburg County, North Carolina POLARIS Parcel Ownership and GIS Summary Date and Time: 7/29/2010 11:08:55 AM	
Parcel ID #: 19322113 GIS ID #: 19322113	
Owner Name:	OHM HOTELS MATTHEWS LLC AND ATTN: ALKESH PATEL
Mailing Address:	9705 LEITNER DR PINEVILLE, NC 28134
Property Characteristics	
Legal Desc.:	L3 M49-207
Land Area:	2.8702AC
Fire District:	17-MATTHEWS / MORNING STAR
Special District:	FIRE SERVICE E
Account Type:	NC CORP
Municipality:	5-MATTHEWS
Property Use:	VACANT
Deed Reference(s) and Sales Price	
23013-109 (11/2/2007) \$1,040,000.00	
16632-341 (12/31/2003) \$0.00	
Situs Addresses Tied to This Parcel	
E INDEPENDENCE BV	
Site Location Information	
Zoning Boundaries:	Contact Appropriate Planning Department or See Map.
ETJ Area: MATTHEWS	
Charlotte Historic Districts: NO	
Within Charlotte 6/30/2009 Annexation Area: NO	
Census Tract #: 58.12	
Parcel Falls Inside a Water Quality Buffer?: NO	
Post Construction District	
Jurisdiction:	Matthews
District:	Catawba
FEMA Flood Information	
FEMA Panel #:	3710458000J
FEMA Flood Zone:	OUT
FEMA Panel Date:	03/02/2009
Community Flood Information	
Community Flood Zone:	OUT
Regulated Watershed Information	
Watershed Name:	McALPINE
Watershed Class:	
Powered by 	
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Mecklenburg County, North Carolina POLARIS Parcel Ownership and GIS Summary Date and Time: 7/29/2010 11:10:54 AM	
Parcel ID #: 19322106 GIS ID #: 19322106	
Owner Name:	REALTY INCOME CORPORATION
Mailing Address:	PO BOX 460069 ESCONDIDO, CA 92046-0069
Property Characteristics	
Legal Desc.:	M26-984
Land Area:	1.155AC
Fire District:	17-MATTHEWS / MORNING STAR
Special District:	FIRE SERVICE E
Account Type:	NON-NC CORP
Municipality:	5-MATTHEWS
Property Use:	COMMERCIAL
Deed Reference(s) and Sales Price	
19052-247 (7/19/2005) \$0.00 16661-129 (1/12/2004) \$1,389,000.00 08368-086 (11/17/1995) \$240,000.00	
Situs Addresses Tied to This Parcel	
E INDEPENDENCE BV	
Site Location Information	
Zoning Boundaries:	Contact Appropriate Planning Department or See Map.
ETJ Area: MATTHEWS	
Charlotte Historic Districts: NO	
Within Charlotte 6/30/2009 Annexation Area: NO	
Census Tract #: 58.12	
Parcel Falls Inside a Water Quality Buffer?: YES	
Post Construction District	
Jurisdiction:	Matthews
District:	Catawba
FEMA Flood Information	
FEMA Panel #:	3710458000J
FEMA Flood Zone:	OUT
FEMA Panel Date:	03/02/2009
Community Flood Information	
Community Flood Zone:	OUT
Regulated Watershed Information	
Watershed Name:	McALPINE
Watershed Class:	
Building Photography	
PHOTO #1 Location: E INDEPENDENCE BV	
	
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Mecklenburg County, North Carolina POLARIS Parcel Ownership and GIS Summary Date and Time: 7/29/2010 10:38:24 AM	
Parcel ID #: 19319206 GIS ID #: 19319206	
Owner Name:	& JACK THE PEP BOYS, MANNY, MOE
Mailing Address:	3111 W ALLEGHENY AVE PHILADELPHIA, PA 19132
Property Characteristics	
Legal Desc.:	L5 M22-683
Land Area:	2.12AC
Fire District:	17-MATTHEWS / MORNING STAR
Special District:	FIRE SERVICE E
Account Type:	NON-NC CORP
Municipality:	5-MATTHEWS
Property Use:	COMMERCIAL
Deed Reference(s) and Sales Price	
05875-675 (10/3/1988) \$633,346.00	
Situs Addresses Tied to This Parcel	
9415 E INDEPENDENCE BV	
Site Location Information	
Zoning Boundaries:	Contact Appropriate Planning Department or See Map.
ETJ Area: MATTHEWS	
Charlotte Historic Districts: NO	
Within Charlotte 6/30/2009 Annexation Area: NO	
Census Tract #: 57.08	
Parcel Falls Inside a Water Quality Buffer?: YES	
Post Construction District	
Jurisdiction:	Matthews
District:	Catawba
FEMA Flood Information	
FEMA Panel #:	3710458000J
FEMA Flood Zone:	OUT
FEMA Panel Date:	03/02/2009
Community Flood Information	
Community Flood Zone:	OUT
Regulated Watershed Information	
Watershed Name:	McALPINE
Watershed Class:	
Building Photography	
PHOTO #1 Location: 9415 E INDEPENDENCE BV 	
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Powered by 	
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Real Estate Lookup

Print

Close

Parcel Information

Parcel ID 19319206	Account NON-NC CORP	Parent	Previous 19319106
-----------------------	------------------------	--------	----------------------

Owner(s)

Owner Name PEP BOYS, MANNY, MOE & JACK THE	Mailing Address 3111 W ALLEGHENY AVE	City/State PHILADELPHIA PA 19132
---	---	-------------------------------------

Legal Information

Legal L5 M22-683	Municipality MATTHEWS	Annexed	Special District FIRE SERVICE E	Fire District MATTHEWS / MORNING STAR	Acreage 2.12
---------------------	--------------------------	---------	------------------------------------	--	-----------------

Total Parcel Assessment & Exemptions

Building	Land	Features	Total	Exemption	Year Approved	Review Date	Amount
792900	1108200	14700	1915800				

Sales Information

Sale	Price	Stamps	Qualify	V/I	DeedBook	Type	Legal Ref.	Grantor
Oct 3 1988	633346			VAC	05875 - 675	DEED STAMPS	05875-675	

Land Use

Use	Units	Type	Neighborhood	Assessment
C700	92347.00	SF	RE02	1108200

Building Information

Bldg	Description	Type	Year Built	Property Location
1	PEP BOYS Commercial	RETAIL	1989	9415 E INDEPENDENCE BV MATTHEWS

Bldg	Story	Units	Total SqFt	Heated	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	20494	19404	SLAB-COM	STUCCO HRDCT -	GOOD 03	792900

Bldg	Heat	Fuel	FirePlace	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-DUCTED	ELECTRIC		AC-CENTRAL	10	0	0		0

Sub Areas

Bldg	Description	Size
1	BASE (FIRST FLOOR)	17792
1	PORCH - OPEN - FINISHED	1090
1	SERVICE PRODUCITON AREA	1612

Depreciation

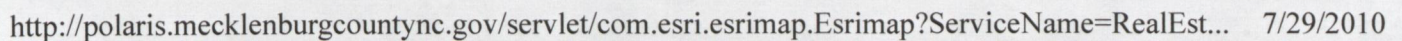
Bldg	Physical	Functional	Economic	Special	Override
1	AV - 23.00%				

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
1	1989	ASPH PAVING	1	34000	13100
1	1989	WASTE BIN	1	14X24	1600
1	1989	SPRINKLER	1	22504	19100

Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Mar 21 2003	2003	Countywide Revaluation	1915800	0
Feb 20 1998	1998	Countywide Revaluation	1683060	







Mecklenburg County, North Carolina
POLARIS

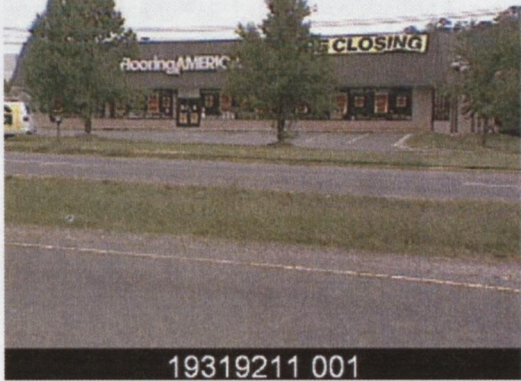

Parcel Ownership and GIS Summary

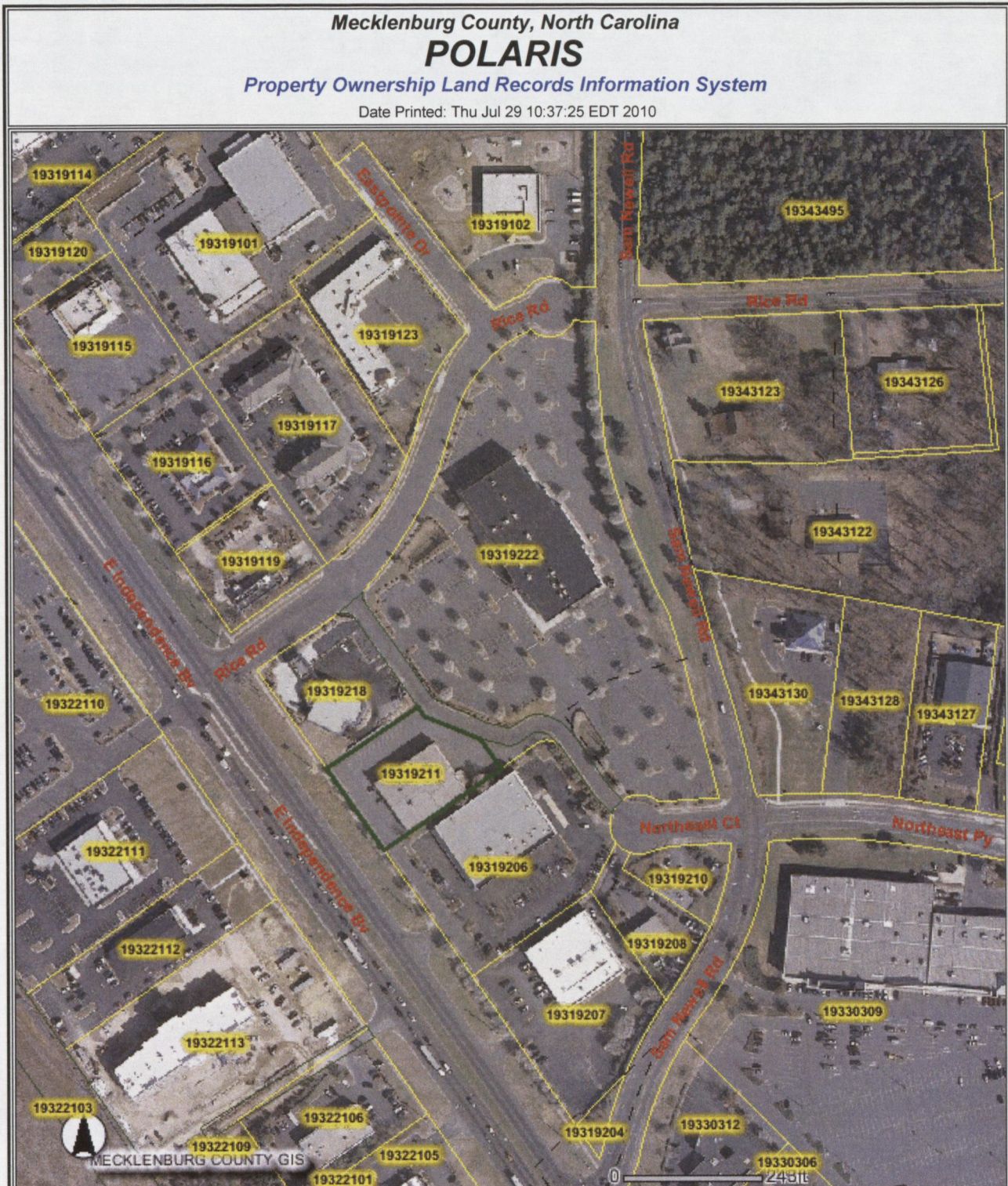
Date and Time: 7/29/2010 10:52:44 AM

Parcel ID #: 19319222 GIS ID #: 19319222		FEMA Flood Information	
Owner Name:	INVESTMENTS LLC EIP	FEMA Panel #:	3710458000J
Mailing Address:	5412 CENTRAL AVE CHARLOTTE, NC 28212-2706	FEMA Flood Zone:	OUT
		FEMA Panel Date:	03/02/2009
Property Characteristics		Community Flood Information	
Legal Desc.:	L12 M26-538	Community Flood Zone:	OUT
Land Area:	6.874AC	Regulated Watershed Information	
Fire District:	17-MATTHEWS / MORNING STAR	Watershed Name:	McALPINE
Special District:	FIRE SERVICE E	Watershed Class:	
Account Type:	INDIVIDUAL	Building Photography	
Municipality:	5-MATTHEWS	PHOTO #1	
Property Use:	COMMERCIAL	Location: 9508 NORTHEAST CT	
Deed Reference(s) and Sales Price			
10469-172 (5/13/1999) \$0.00			
Situs Addresses Tied to This Parcel		19319222 001	
9508 NORTHEAST CT		<p>Information contained within this photo may be used as a visual aid and to generally locate, identify, and inventory parcels in Mecklenburg County, North Carolina. There are inherent errors and limitations associated with this type of electronic medium. Mecklenburg County cannot warrant or guarantee the information contained herein including but not limited to its accuracy or completeness.</p>	
Site Location Information			
Zoning Boundaries:	Contact Appropriate Planning Department or See Map.		
ETJ Area: MATTHEWS			
Charlotte Historic Districts: NO			
Within Charlotte 6/30/2009 Annexation Area: NO			
Census Tract #: 57.08			
Parcel Falls Inside a Water Quality Buffer?: NO			
Post Construction District			
Jurisdiction:	Matthews		
District:	Catawba		
		<p align="center">Powered by</p> 	

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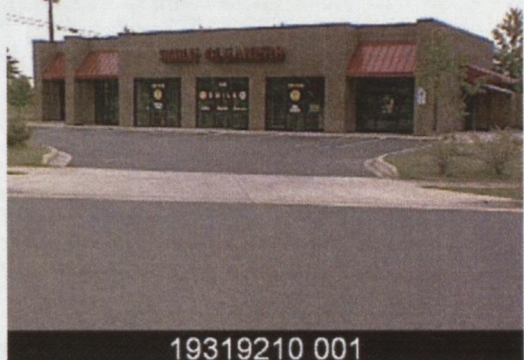



Mecklenburg County, North Carolina POLARIS Parcel Ownership and GIS Summary <i>Date and Time: 7/29/2010 10:56:27 AM</i>	
Parcel ID #: 19319211 GIS ID #: 19319211	
Owner Name:	WILLIAM J PLEASANTS AND ANNE HULL PLEASANTS (H/W)
Mailing Address:	PO BOX 18624 CHARLOTTE, NC 28218
Property Characteristics	
Legal Desc.:	P10 M22-881
Land Area:	0.916AC
Fire District:	17-MATTHEWS / MORNING STAR
Special District:	FIRE SERVICE E
Account Type:	INDIVIDUAL
Municipality:	5-MATTHEWS
Property Use:	COMMERCIAL
Deed Reference(s) and Sales Price	
11675-241 (10/27/2000) \$1,375,000.00	
Situs Addresses Tied to This Parcel	
9405 E INDEPENDENCE BV	
Site Location Information	
Zoning Boundaries:	Contact Appropriate Planning Department or See Map.
ETJ Area: MATTHEWS	
Charlotte Historic Districts: NO	
Within Charlotte 6/30/2009 Annexation Area: NO	
Census Tract #: 57.08	
Parcel Falls Inside a Water Quality Buffer?: NO	
Post Construction District	
Jurisdiction:	Matthews
District:	Catawba
FEMA Flood Information	
FEMA Panel #:	3710458000J
FEMA Flood Zone:	OUT
FEMA Panel Date:	03/02/2009
Community Flood Information	
Community Flood Zone:	OUT
Regulated Watershed Information	
Watershed Name:	McALPINE
Watershed Class:	
Building Photography	
PHOTO #1 Location: 9405 E INDEPENDENCE BV	
	
19319211 001	
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Mecklenburg County, North Carolina POLARIS Parcel Ownership and GIS Summary Date and Time: 7/29/2010 10:59:27 AM	
Parcel ID #: 19319210 GIS ID #: 19319210	
Owner Name:	TAE KYU PARK AND OH SEAN
Mailing Address:	8908 MAGNOLIA HEIGHTS CT CHARLOTTE, NC 28270
Property Characteristics	
Legal Desc.:	L7-A M22-965
Land Area:	16552 SF
Fire District:	17-MATTHEWS / MORNING STAR
Special District:	FIRE SERVICE E
Account Type:	INDIVIDUAL
Municipality:	5-MATTHEWS
Property Use:	COMMERCIAL
Deed Reference(s) and Sales Price	
09179-868 (7/30/1997) \$120,000.00	
Situs Addresses Tied to This Parcel	
9518 SAM NEWELL RD	
Site Location Information	
Zoning Boundaries:	Contact Appropriate Planning Department or See Map.
ETJ Area: MATTHEWS	
Charlotte Historic Districts: NO	
Within Charlotte 6/30/2009 Annexation Area: NO	
Census Tract #: 57.08	
Parcel Falls Inside a Water Quality Buffer?: NO	
Post Construction District	
Jurisdiction:	Matthews
District:	Catawba
FEMA Flood Information	
FEMA Panel #:	3710458000J
FEMA Flood Zone:	OUT
FEMA Panel Date:	03/02/2009
Community Flood Information	
Community Flood Zone:	OUT
Regulated Watershed Information	
Watershed Name:	McALPINE
Watershed Class:	
Building Photography	
PHOTO #1 Location: 9518 SAM NEWELL RD  19319210 001	
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<p>Powered by</p> 	
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Appendix B

Pep Boys #150
9415 East Independence Boulevard
Matthews, North Carolina
Old QFP Site 21144 Highway 301 South Enfield, North Carolina

Agency	Contact Name & Telephone Number
NC Division of Parks & Recreation- Natural Heritage Division	Misty Buchanan (919) 715-8700
NC Planning & Natural Resources	Bryan Strong
National Park Service- Public Affairs Office	Anita Barnett (404) 562-3124 x 705 nps.gov/rivers
US Forest Service	Ruth Berner (828) 257-4862
NC Division of Water Quality	Dave Toms
NC Division of Forest Resources	Chris Carlson (919) 857-4801
US Fish & Wildlife Service	Pete Benjamin (919) 856-4520 x 11 www.fws.gov/nc-es
NOAA	N/A
NC Department of Cultural Resources	Renee Gledhill-Early (919) 807-6579
NC Division of Coastal Management	Ted Tyndall
NC Wildlife Resources Commission	Shannon Deaton (919) 707-0222
US Army Corps of Engineers	James Lassinger (919) 554-4884, x 32

Decontamination Procedures

Equipment decontamination is essential to assure valid, representative samples are collected and to eliminate the potential for cross-contamination between sample points. Waters Edge strives to decontaminate equipment in the laboratory or office. However, equipment such as water level probes, sampling trowels, or hand auger buckets often must be decontaminated in the field.

Field Decontamination:

The decontamination procedures outlined below are used for field equipment (e.g., hand augers, split spoon sampling device, trowels, etc.) that comes into direct contact with the material being sampled and that is used more than once at a particular site.

- Phosphate-free soap (Alconox or equivalent) and distilled water rinse (Note: If the equipment becomes contaminated with oils or other possible organic residues, then the equipment will be washed with isopropyl alcohol.)
- Triple distilled (Milli-Q) water rinse

Drill rigs and drilling equipment (e.g., augers, drill rod, bits, stabilizers, hammers) are decontaminated between each boring with high-pressure steam and scrub brush. If equipment does not come clean with high-pressure steam and scrubbing, the equipment is washed with a phosphate free soap. If oily or chemical residues are present, the equipment is rinsed with isopropyl alcohol and potable water.

Teflon Bailer Decontamination:

To avoid the need for the decontamination of bailers, thereby reducing the potential for the introduction of relic contamination from previous events, Waters Edge generally utilizes pre-cleaned, disposable polyethylene bailers, each dedicated for use in obtaining only one sample. However, if the use of Teflon bailers is required, the contaminated bailers are shipped to an analytical laboratory for cleaning according to the following procedure:

- Non-phosphate detergent and hot tap water wash
- Tap water rinse
- 10% Nitric acid solution wash/rinse
- Tap water rinse
- Deionized water rinse
- Isopropyl alcohol wash
- Second isopropyl alcohol rinse
- Organic free water rinse
- Air dried and wrapped in aluminum foil with shiny side out
- Sealed in plastic bags

Ground Water Sampling

Prior to ground water sample collection, the water level in each well is measured with a decontaminated electric water level probe. Water level measurements are used to create ground water contour maps (either water table or potentiometric) and to calculate well volumes. The wells are purged by removing three to five times the well volume, or until dry, with new disposable bailers, or low-flow submersible or peristaltic pumps to remove stagnant water within the well, enabling the collection of a more representative ground water sample. Depending on the site status, temperature, specific conductivity, pH, and dissolved oxygen are measured and recorded in the field, following the removal of each volume of water. Samples are generally not collected until the field parameters stabilize to within approximately 10% over consecutive measurements.

Ground Water Sample Collection:

Ground water samples are typically collected within one hour of purging to minimize the loss of any volatile organic compounds (VOCs) that may be present. Laboratory decontaminated bottom-valve Teflon™ bailers, new disposable bailers, or low-flow submersible or peristaltic pumps may be used to withdraw the samples.

All ground water samples are decanted into laboratory provided containers appropriate for the parameters being analyzed, preserved as required by the analytical technique, and labeled with the following information: sampler's name, date of collection, sample number, analysis to be performed, and project designation. Samples are stored and transported to the analytical laboratory in an insulated cooler chilled to approximately 4.0 °C. To ensure sample integrity, all samples are transported in accordance with EPA chain-of-custody protocols. All samples are typically transported to the laboratory within 48 hours of sample collection, if possible.

Soil Boring Installation & Sampling

Soil borings are used to characterize soil profiles, to determine the presence of organic vapors, to obtain soil samples for laboratory analysis, and for the installation of monitoring wells. Soil borings may be advanced either manually with a hand auger or using a drilling rig equipped with hollow-stem augers or other drilling equipment. Soil samples are typically collected from borings advanced with a drilling rig at 5-foot intervals using a split-spoon sampling device as described in ASTM D 1586-84. Soil samples are typically collected from borings advanced with a hand auger at 1 to 2-foot intervals.

The completed boring is ready for well installation or is abandoned. If the boring is terminated below the water table, abandonment entails backfilling with a cement grout. Otherwise the boring is typically abandoned by backfilling with cuttings or other natural material.

Soil Classification:

Soil samples from split-spoons or soil cuttings are typically logged in the field and classified according to the Unified Soil Classification System (ASTM D 2488-84).

Headspace Screening:

Soils are typically screened with an organic vapor analyzer (OVA) for total volatile organic compounds (VOCs), which may indicate organic or petroleum hydrocarbon contamination. A typical procedure for screening soils involves filling a clean container (e.g., glass jar or plastic baggie) approximately halfway with soil and sealing the container. This creates a headspace in which the VOCs in the soil accumulate and equilibrate. After allowing approximately 10 to 15 minutes for this process to occur, the probe of the OVA is inserted through the container's seal into the headspace of the container to obtain a VOC reading.

Soil Sample Collection for Analysis:

Soil samples selected for laboratory analysis are placed into laboratory provided containers appropriate for the parameters being analyzed and are labeled with a minimum of the following information: sampler's name, date of collection, sample number, analysis to be performed, and project number. Soil samples are stored and transported to the analytical laboratory in an insulated cooler chilled to approximately 4°C. To ensure sample integrity, all samples are transported in accordance with EPA chain-of-custody protocols.

Geoprobe™ Sample Collection

The Geoprobe™ consists of a truck-mounted hydraulic system with a stainless steel sampling probe that is directly pushed into the subsurface. The sampling probe is made up of a stainless steel hollow core body with an internal Teflon™ or polyethylene sample liner. Once the probe has been advanced to the desired depth, a dummy tip is withdrawn from the core body. The sample is collected by advancing the opened core body over a discrete interval, thereby filling the sample liner with soil. The probe is subsequently withdrawn from the boring, and the liner containing the soil sample removed and opened. Once the soil has been retrieved from the liner, each soil sample may be split into two portions; one portion designated for headspace soil gas screening to determine the presence, and the second portion transferred to a 100-ml pre-cleaned glass jar, designated for potential laboratory analysis.

Headspace Screening:

Soils are typically screened with an photoionization detector (PID) for total volatile organic compounds (VOCs), which may indicate organic or petroleum hydrocarbon contamination. A typical procedure for screening soils involves filling a clean container (e.g., glass jar or plastic baggie) approximately halfway with soil and sealing the container. This creates a headspace in which the VOCs in the soil accumulate and equilibrate. After allowing approximately 10 to 15 minutes for this process to occur, the probe of the PID is inserted through the container's seal into the headspace of the container to obtain a VOC reading.

Soil Sample Collection for Analysis:

Geoprobe™ soil samples selected for laboratory analysis are placed into pre-cleaned 100-ml glass jars. The jars are labeled appropriately with the sampler's name, date of collection, sample number, analysis to be performed, and project designation before being stored and transported to the analytical laboratory in an insulated cooler chilled to approximately 4.0 °C. To ensure sample integrity, all samples are transported in accordance with EPA chain-of-custody protocols. All samples are typically transported to the laboratory within 48 hours of sample collection, if possible.

Geoprobe™ Ground Water Sample Collection:

Ground water samples are collected directly from the Geoprobe™ with a stainless steel Enviroprobe™ sampler attached to the truck-mounted hydraulic system. During the sampling event, the sampler is typically pushed to the desired depth with a screened unit sealed inside the sampler. At the desired sampling depth, the screen is exposed by retracting the push rod. Once the open sampler fills with ground water, a ¾ inch Teflon bailer is sent down the push rod to collect samples for volatile analysis. A peristaltic pump with clean Teflon™ or Tygon™ tubing is used to collect water for semivolatiles or metals analyses.

All ground water samples are decanted into laboratory provided containers appropriate for the parameters being analyzed, preserved as required by the analytical technique, and labeled with the following information: sampler's name, date of collection, sample number, analysis to be performed, and project designation. Samples are stored and transported to the analytical laboratory in an insulated cooler chilled to approximately 4.0 °C. To ensure sample integrity, all samples are transported in accordance with EPA chain-of-custody protocols. All samples are typically transported to the laboratory within 48 hours of sample collection, if possible.

Monitoring Well Installation

Monitoring wells are installed in both unconsolidated and consolidated formations to provide secure sampling points for discrete intervals within confined or unconfined aquifers or hydrostratigraphic units. Following drilling activities, typically 2 or 4-inch diameter PVC, or other material, monitoring well screen and casing is placed in the boring in accordance with the standards specified in the *RCRA Ground Water Monitoring Technical Enforcement Guidance Document*.

Well Construction:

Once the boring is complete, a ground water monitoring well is constructed by installing a casing and screen to the desired depth. The annulus is typically backfilled to approximately 1 to 2 feet above the well screen with a sand pack selected based on the size of the formation material. A 1 to 2-foot bentonite seal is emplaced above the sand pack. The remaining annulus is then grouted to the surface with No. 1 Portland cement. The wellhead is secured with a watertight, lockable well cap and is protected by either a steel manhole cover (at grade) or steel casing (above grade). Refer to the well construction schematics for details of well construction.

Well Development:

Monitoring wells are typically developed using decontaminated Teflon bailers or new disposable bailers as surge blocks, by pumping, or by other acceptable well development procedures. Well development is performed to remove fines from the sand pack and well screen to minimize turbidity in samples and to improve the hydraulic connection between the well screen and the formation.

Surveying:

Surveying is performed to determine the relative reference point elevation of the wells. Elevations are referenced to either the state grid system (mean sea level) or an assumed elevation at a temporary benchmark established on-site. Elevations are measured to the nearest 0.01 foot, and are used for creating ground water contour maps.

REMEDIATING PARTY DOCUMENT CERTIFICATION STATEMENT (.0306(b)(2)):

"I certify under penalty of law that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this certification, and that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material and information contained herein is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for willfully submitting false, inaccurate or incomplete information."

Brian D. Zuckerman SVP, General Counsel & Secretary
(Name of Remediating Party Official)



* [Signature]
(Signature of Remediating Party Official)

* 7/14/10 -
Date

Pennsylvania (Enter State)
Philadelphia COUNTY

I, Kelly Diane Baran, a Notary Public of said County and State, do hereby certify that Brian D. Zuckerman did personally appear and sign before me this day, produced proper identification in the form of Drivers License, was duly sworn or affirmed, and declared that, to the best of his or her knowledge and belief, after thorough investigation, the information contained in the above certification is true and accurate, and he or she then signed this Certification in my presence.

WITNESS my hand and official seal this 14th day of July, 2010.

Kelly Diane Baran
Notary Public (signature)

(OFFICIAL SEAL)

My commission expires: 10/15/12

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelly Diane Baran, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Oct. 15, 2012
Member, Pennsylvania Association of Notaries



REGISTERED SITE MANAGER DOCUMENT CERTIFICATION STATEMENT (.0306(b)(1)):

"I certify under penalty of law that I am personally familiar with the information contained in this submittal, including any and all supporting documents accompanying this certification, and that the material and information contained herein is, to the best of my knowledge and belief, true, accurate and complete and complies with the Inactive Hazardous Sites Response Act G.S. 130A-310, et seq, and the remedial action program Rules 15A NCAC 13C .0300. I am aware that there are significant penalties for willfully submitting false, inaccurate or incomplete information."

(Name of Registered Site Manager)

* _____
(Signature of Registered Site Manager)

* _____
Date

(Enter State)

COUNTY

I, _____, a Notary Public of said County and State, do hereby certify that _____ did personally appear and sign before me this day, produced proper identification in the form of _____, was duly sworn or affirmed, and declared that, he or she is the duly authorized environmental consultant of the remediating party of the property referenced above and that, to the best of his or her knowledge and belief, after thorough investigation, the information contained in the above certification is true and accurate, and he or she then signed this Certification in my presence.

WITNESS my hand and official seal this _____ day of _____, _____.

Notary Public (signature)

(OFFICIAL SEAL)

My commission expires: _____.



REGISTERED SITE MANAGER DOCUMENT CERTIFICATION STATEMENT (.0306(b)(1)):

"I certify under penalty of law that I am personally familiar with the information contained in this submittal, including any and all supporting documents accompanying this certification, and that the material and information contained herein is, to the best of my knowledge and belief, true, accurate and complete and complies with the Inactive Hazardous Sites Response Act G.S. 130A-310, et seq, and the remedial action program Rules 15A NCAC 13C .0300. I am aware that there are significant penalties for willfully submitting false, inaccurate or incomplete information."

PHILLIP RAHN
(Name of Registered Site Manager)

* [Signature]
(Signature of Registered Site Manager)

* 7.29.10
Date

North Carolina (Enter State)

Wake COUNTY

I, Heather R Walker, a Notary Public of said County and State, do hereby certify that Phillip Rahn did personally appear and sign before me this day, produced proper identification in the form of drivers license, was duly sworn or affirmed, and declared that, he or she is the duly authorized environmental consultant of the remediating party of the property referenced above and that, to the best of his or her knowledge and belief, after thorough investigation, the information contained in the above certification is true and accurate, and he or she then signed this Certification in my presence.

WITNESS my hand and official seal this 29th day of July, 2010.

[Signature]
Notary Public (signature) Heather R Walker

My commission expires: Feb. 18, 2013

